

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 28, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

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COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

STEPHEN QUINN, VICE CHAIRMAN

CRAIG GALATI

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the July 24, 2003 Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE

8/21/2003 10:43 AM

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RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

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8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-2678 - WHITEHORSE EAST - SOUTHWEST HOMES, LIMITED ON BEHALF OF WHITEHORSE ESTATES, LIMITED LIABILITY COMPANY, ET AL - Request for a Tentative Map FOR AN 11-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.93 acres adjacent to the southeast corner of Farm Road and Maverick Street (APN: 125-14-702-001 and 008), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
2. TMP-2789 - DORRELL SQUARE - D.R. HORTON - Request for a Tentative Map FOR A 110-LOT SINGLE-FAMILY ATTACHED CLUSTER SUBDIVISION on 17.0 acres adjacent to the northwest corner of North Decatur Boulevard and Deer Springs Way (APN: 125-24-603-011 and 125-24-604-010), R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).
3. EOT-2742 - ALBERTSONS, INC. - Request for an Extension of Time of an approved Special Use Permit [U-0039-00(1)] WHICH ALLOWED THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED 15,120 SQUARE FOOT DRUG STORE at the northwest corner of Grand Teton Drive and Durango Drive (APN: 125-08-813-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
4. EOT-2756 - DESERT INN COMMERCIAL, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Rezoning [Z-0094-84(4)] FROM: U (Undeveloped) [M (Medium Density Residential) General Plan Designation] TO: C-1 (Limited Commercial) on 5.62 acres between U.S. 95 and Rock Springs Drive, approximately 630 feet south of Lake Mead Boulevard (APN: 138-22-702-002), Ward 4 (Brown).
5. EOT-2778 - CANTWELL ANDERSON, INC. ON BEHALF OF LAS VEGAS B.P.O. ELKS LODGE #1468 - Request for an Extension of Time of an approved Variance (V-0042-02) WHICH ALLOWED 159

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PARKING SPACES WHERE 306 PARKING SPACES ARE THE MINIMUM REQUIRED FOR A PROPOSED SINGLE ROOM OCCUPANCY RESIDENCE at 525 East Bonanza Road (APN: 139-27-805-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PUBLIC HEARING ITEMS:

6. ABEYANCE - ZON-2624 - NEVADA HOMES GROUP ON BEHALF OF ALBERT D. AND EILEEN F. MASSI AND DON NOBIS - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 2.63 acres adjacent to the southwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-601-005), Ward 4 (Brown).
7. ABEYANCE - VAR-2626 - NEVADA HOMES GROUP ON BEHALF OF ALBERT D. AND EILEEN F. MASSI AND DON NOBIS - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 0.23 ACRES OF OPEN SPACE ARE REQUIRED for a proposed 14-lot single family development on 2.63 acres adjacent to the southwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-601-005) U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED RPD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).
8. ABEYANCE - SDR-2625 - NEVADA HOMES GROUP ON BEHALF OF ALBERT D. AND EILEEN F. MASSI AND DON NOBIS - Request for a Site Development Plan Review FOR A PROPOSED 14-LOT SINGLE FAMILY DEVELOPMENT on 2.63 acres adjacent to the southwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-601-005) U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED RPD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).
9. ABEYANCE - WVR-2811 - NEVADA HOMES GROUP ON BEHALF OF ALBERT D. & EILEEN F. MASSI AND DON NOBIS - Request for a Waiver of Title 18 requirements FOR A 185-FOOT SEPARATION BETWEEN INTERSECTIONS, WHERE A MINIMUM OF 220 FEET IS REQUIRED when providing external access from a subdivision to an existing street having a right-of-way width of 60 feet or more, on property adjacent to the southwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-601-005), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).

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10. ABEYANCE - VAR-2651 - CALICO CONSTRUCTION SUPPLY ON BEHALF OF CENTURY STEEL INC., ET AL - Request for a Variance TO ALLOW THREE PROPOSED STRUCTURES WITHIN 16 FEET OF RESIDENTIALLY ZONED PROPERTY WHERE A MINIMUM SETBACK OF 50 FEET IS REQUIRED FOR STRUCTURES ON PROPERTIES IN AN M (INDUSTRIAL) Zone on 1.38 acres located at 3450 and 3500 Meade Avenue (APN: 162-08-301-004 and 005), M (Industrial) Zone, Ward 1 (Moncrief).
11. ABEYANCE - SDR-2650 - CALICO CONSTRUCTION SUPPLY ON BEHALF OF CENTURY STEEL INC., ET AL - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR THREE PROPOSED COMMERCIAL/INDUSTRIAL STRUCTURES on 1.38 acres located at 3450 and 3500 Meade Avenue (APN: 162-08-301-004 and 005), M (Industrial) Zone, Ward 1 (Moncrief).
12. ABEYANCE - ROC-2671 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF A.L.M. CORPORATION, ET AL - Request for a Review of Condition No. 6 of an approved Special Use Permit (U-0011-00), WHICH RESTRICTED COMMERCIAL ZONING TO THE WESTERN PORTION OF ACCESSOR'S PARCEL NUMBER 125-09-401-006 adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).
13. VAR-2782 - ERNEST A. BECKER, IV AND KATHLEEN C. BECKER FAMILY TRUST - Request for a Variance TO ALLOW A 39-FOOT REAR SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 57-FOOT REAR SETBACK for a Convenience Store (with fuel pumps) adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation], Ward 6 (Mack).
14. ABEYANCE - RENOTIFICATION - SUP-2541 - ERNEST A. BECKER, IV AND KATHLEEN C. BECKER FAMILY TRUST - Request for a Special Use Permit FOR ALCOHOLIC BEVERAGE SALES/LIQUOR STORE IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack).

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15. ABEYANCE - RENOTIFICATION - SUP-2543 - ERNEST A. BECKER, IV AND KATHLEEN C. BECKER FAMILY TRUST - Request for a Special Use Permit FOR AN AUTOMATIC CAR WASH IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack).
16. ABEYANCE - RENOTIFICATION - SUP-2544 - ERNEST A. BECKER, IV AND KATHLEEN C. BECKER FAMILY TRUST - Request for a Special Use Permit FOR GAMING (RESTRICTED) AND A WAIVER OF THE 330-FOOT DISTANCE SEPARATION FROM SINGLE FAMILY DETACHED DWELLINGS IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack).
17. ABEYANCE - RENOTIFICATION - SUP-2545 - ERNEST A. BECKER, IV AND KATHLEEN C. BECKER FAMILY TRUST - Request for a Special Use Permit FOR A CONVENIENCE STORE (WITH FUEL PUMPS) AND A WAIVER OF THE 330-FOOT DISTANCE SEPARATION FROM SINGLE FAMILY DETACHED DWELLINGS on 1.76 acres adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack).
18. ABEYANCE - RENOTIFICATION - SDR-2540 - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) AND CAR WASH; A WAIVER OF THE REQUIREMENT FOR THE BUILDING TO BE LOCATED DIRECTLY ADJACENT TO THE FRONT LANDSCAPE PLANTER AND TO ALLOW A REDUCTION IN THE AMOUNT OF PERIMETER LANDSCAPING on 1.76 acres adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack).
19. ABEYANCE - GPA-2516 - CITY OF LAS VEGAS - Request to amend portions of the Centennial Hills Sector Plan Map FROM: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), SC (Service Commercial), PF (Public Facility), and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Cheyenne Avenue to Gowan Road (APN: 138-12-301-002, 003, 004, 013, 014, 016, 138-12-315-006, 008, 009, 010, 138-

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12-710-002, 003, 041, 042, 043, 047,048, 049, 050, 052, 053, 059, 138-12-810-011, 019, 039, and 040), Ward 6 (Mack).

20. ABEYANCE - ZON-2526 - CITY OF LAS VEGAS - Request for a Rezoning FROM: C-2 (General Commercial) and R-E (Residence Estates) TO: C-2 (General Commercial), C-1 (Limited Commercial), N-S (Neighborhood Services), O (Office), C-V (Civic), and R-E (Residence Estates) on property located on, or in close proximity to, both sides of Rancho Drive from Cheyenne Avenue to Gowan Road, (APN: 138-12-710-001, 002, 003, 004, 041, 042, 043, 044, 047, 048, 049, 050, 053, 059, 138-12-810-010, 011, 016, 039, and 040) Ward 6 (Mack).
21. ABEYANCE - SDR-2580 - SF INVESTMENTS ON BEHALF OF MAS TRADING COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 46-LOT SINGLE FAMILY DEVELOPMENT AND TO ALLOW 4.6 DWELLING UNITS PER ACRE WITHIN A 10.0 ACRE RURAL PRESERVATION NEIGHBORHOOD BUFFER WHERE 3.0 DWELLING UNITS PER ACRE IS PERMITTED adjacent to the north and south sides of Peak Drive, approximately 630 feet east of Torrey Pines Drive (APN: 138-14-601-029, 138-14-601-030, 138-14-602-021, 138-14-701-001 and 002), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 5 (Weekly). *NOTE: A REVISED SITE PLAN WAS SUBMITTED DEPICTING 40 LOTS.*
22. ABEYANCE - VAR-2588 - GREEN HARRINGTON & HOWELL, LIMITED LIABILITY COMPANY ON BEHALF OF SHERRY SOBEL HARRIS - Request for a Variance TO ALLOW 39 PARKING SPACES WHERE 57 PARKING SPACES ARE REQUIRED FOR A PROPOSED 9,955 SQUARE FOOT FAMILY DOLLAR RETAIL STORE adjacent to the west side of Martin L. King Boulevard, approximately 400 feet south of Washington Avenue (APN: 139-28-304-002), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).
23. ABEYANCE - SDR-2587 - GREEN HARRINGTON & HOWELL, LIMITED LIABILITY COMPANY ON BEHALF OF SHERRY SOBEL HARRIS - Request for a Site Development Plan Review FOR A PROPOSED 9,955 SQUARE FOOT FAMILY DOLLAR RETAIL STORE AND A REDUCTION IN THE AMOUNT OF PERIMETER AND PARKING LOT LANDSCAPING on 0.99 acres adjacent to the west side of Martin L. King Boulevard, approximately 400 feet south of Washington Avenue (APN: 139-28-304-002), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).
24. ABEYANCE - SDR-2585 - GREEN HARRINGTON & HOWELL, LIMITED LIABILITY COMPANY ON BEHALF OF WELLS FARGO BANK - Request for a Site Development Plan Review FOR A PROPOSED 9,968 SQUARE FOOT RETAIL BUILDING (FAMILY DOLLAR); AND A REDUCTION IN

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THE AMOUNT OF PERIMETER AND PARKING LOT LANDSCAPING on 1.09 acres adjacent to the north side of Charleston Boulevard, approximately 300 feet west of Mohawk Street (APN: 138-36-408-010), R1 (Single Family Residential) Zone under Resolution of Intent to G1 (Limited Commercial), Ward 1 (Moncrief).

25. **MOD-2813 - RL HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF TRAN NHU THI** - Request for a Major Modification to the Lone Mountain Master Plan TO ADD A 5.49 ACRE PARCEL INTO THE PLAN AND TO CHANGE THE LAND USE DESIGNATION FROM: PCD (Planned Community Development) TO: MEDIUM-LOW DENSITY RESIDENTIAL on 5.49 acres adjacent to the north side of Alexander Road, approximately 335 feet west of Vegas Vista Trail (APN: 137-01-801-007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
26. **ZON-2771 - RL HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF TRAN NHU THI** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 5.49 acres adjacent to the north side of Alexander Road, approximately 335 feet west of Vegas Vista Trail (APN: 137-01-801-007), Ward 4 (Brown).
27. **VAR-2773 - RL HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF TRAN NHU THI** - Request for a Variance TO ALLOW 7,421 SQUARE FEET OF OPEN SPACE WHERE 11,220 SQUARE FEET IS REQUIRED adjacent to the north side of Alexander Road, approximately 335 feet west of Vegas Vista Trail (APN: 137-01-801-007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
28. **SDR-2772 - RL HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF TRAN NHU THI** - Request for a Site Development Plan Review FOR A PROPOSED 34-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.49 acres adjacent to the north side of Alexander Road, approximately 335 feet west of Vegas Vista Trail (APN: 137-01-801-007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
29. **ZON-2735 - BRONCO/CORBETT, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 4.56 acres adjacent to the southwest and southeast corners of Corbett Street and Bronco Street (APN: 125-26-707-001 and 125-26-706-003), Ward 6 (Mack).

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30. SDR-2736 - BRONCO/CORBETT, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 13-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.56 acres adjacent to the southwest and southeast corners of Corbett Street and Bronco Street (APN: 125-26-707-001 and 125-26-706-003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
31. VAR-2676 - GREG SHAY AND DAVID MICHAEL CHAMBERS - Request for a Variance TO ALLOW A SIX-FOOT HIGH WALL IN THE FRONT YARD AREA WHERE FOUR FEET TOTAL WITH THE TOP TWO VERTICAL FEET 50 PERCENT OPEN IS THE MAXIMUM HEIGHT PERMITTED at 9312 Verlaine Court (APN: 138-31-612-026), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (McDonald).
32. VAR-2765 - TRINITY UNITED METHODIST CHURCH - Request for a Variance TO ALLOW A TWENTY-ONE FOOT TALL, EIGHTY SQUARE FOOT FREESTANDING SIGN WITH AN ELECTRONIC MESSAGE UNIT WHERE A TWELVE FOOT TALL, FORTY-EIGHT SQUARE FOOT FREESTANDING SIGN IS PERMITTED AND WHERE ELECTRONIC MESSAGE BOARDS ARE PROHIBITED at 6151 West Charleston Boulevard (APN: 163-01-101-001), C-V (Civic) Zone, Ward 1 (Moncrief).
33. SUP-2769 - DOME, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A MINOR AUTOMOTIVE REPAIR GARAGE at 5230 West Charleston Boulevard (APN: 138-36-803-013), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
34. VAR-2781 - DOUGLAS AND KATSUMI SCHLAGETER - Request for a Variance TO ALLOW A 13-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED ROOM ADDITION at 512 Essex West Drive (APN: 139-31-310-117), R-1 (Single-Family Residential) Zone, Ward 1 (Moncrief).
35. VAR-2795 - FRANK A SPOSATO ON BEHALF OF W M LAND DEVELOPMENT - Request for a Variance TO ALLOW A 26 FOOT REAR YARD SETBACK WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED FOR THE BALCONIES ON A PROPOSED SINGLE FAMILY DWELLING at 1500

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Marbella Ridge Court (APN: 163-03-213-003), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 1 (Moncrief).

36. **RQR-2785 - RANCHO OASIS, LIMITED PARTNERSHIP** - Required Three Year Review of an approved Variance [V-0023-95(1)] WHICH ALLOWED TWO 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS at 2951 North Rancho Drive (APN: 138-13-601-019) C-2 (General Commercial) Zone, Ward 5 (Weekly).
37. **RQR-2790 - CLEAR CHANNEL OUTDOOR ON BEHALF OF MINI-MASTERS, INC.** - Required One Year Review of an approved Special Use Permit [U-0298-94(2)] WHICH ALLOWED A 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6900 West Craig Road (APN: 138-03-602-015), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
38. **RQR-2792 - SENSATION SPA OF NEVADA ON BEHALF OF HOWARD JOHNSON** - Required One Year Review of an approved Special Use Permit (U-0052-02) WHICH ALLOWED AN OPEN AIR VENDING/ TRANSIENT SALES LOT at 3200 North Rancho Drive (APN: 138-12-810-005), C-2 (General Commercial) Zone, Ward 6 (Mack).
39. **RQR-2814 - FLETCHER JONES** - Required Two Year Review of an approved Special Use Permit [U-0035-93(2)] WHICH ALLOWED A 40 FOOT HIGH, 12 FOOT 6 INCH BY 17 FOOT 6 INCH OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on the southeast corner of the intersection of Rancho Drive and Ann Road (APN: 125-34-501-003), C-2 (General Commercial) Zone, Ward 6 (Mack).
40. **SUP-2733 - ARTISAN HOTEL & SPA, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A TAVERN AND A WAIVER OF THE MINIMUM DISTANCE SEPARATION REQUIREMENT BETWEEN TAVERNS at 1501 West Sahara Avenue (APN: 162-09-110-001, 002, and a portion of 162-09-110-003), M (Industrial) Zone, Ward 1 (Moncrief).
41. **SUP-2745 - RAUL ARTEAGA, D.V.M., LIMITED** - Request for a Special Use Permit FOR AN ANIMAL HOSPITAL, CLINIC, OR SHELTER WITHOUT OUTSIDE PENS at 4301 West Sahara Avenue (APN: 162-07-501-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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42. SDR-2744 - RAUL ARTEAGA, D.V.M., LIMITED - Request for a Site Development Plan Review FOR A 900 SQUARE FOOT ADDITION TO AN EXISTING BUILDING (SAHARA ANIMAL HOSPITAL) AND A WAIVER TO THE PERIMETER LANDSCAPING STANDARDS at 4301 West Sahara Avenue (APN: 162-07-501-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

43. SUP-2775 - HIGHLAND STREET GROUP, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A TAVERN AND A WAIVER OF THE MINIMUM DISTANCE SEPARATION REQUIREMENT BETWEEN TAVERNS adjacent to the north side of Sutter Avenue, approximately 140 feet east of Highland Drive (APN: 162-09-110-035), M (Industrial) Zone, Ward 1 (Moncrief).

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44. SDR-2774 - HIGHLAND STREET GROUP, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A TWO-STORY 4,500 SQUARE FOOT SEXUALLY ORIENTED BUSINESS AND A WAIVER OF THE PERIMETER AND PARKING LOT LANDSCAPE STANDARDS on 0.62 acres adjacent to the northeast corner of Highland Drive and Sutter Avenue (APN: 162-09-110-021 and 035), M (Industrial) Zone, Ward 1 (Moncrief).
45. SUP-2777 - 36 ACRE, LIMITED LIABILITY COMPANY ON BEHALF OF DURANGO 215, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A TAVERN adjacent to the south side of Deer Springs Way, approximately 200 feet east of El Capitan Way (a portion of APN: 125-20-710-002), T-C (Town Center) Zone [UC-TC (Urban Core - Town Center) Land Use Designation], Ward 6 (Mack).
46. SDR-2776 - 36 ACRE, LIMITED LIABILITY COMPANY ON BEHALF OF DURANGO 215, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of the Town Center Build-To-Line Development Standard FOR A PROPOSED 5,000 SQUARE FOOT RESTAURANT/TAVERN on 0.77 acres adjacent to the south side of Deer Springs Way, approximately 200 feet east of Durango Drive (a portion of APN: 125-20-710-002), T-C (Town Center) Zone [UC-TC (Urban Core - Town Center) Land Use Designation], Ward 6 (Mack).
47. SUP-2683 - RUBEN GONZALEZ ON BEHALF OF MIGUEL FAMILY TRUST 1993, ET AL - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR TO BE LOCATED WITHIN AN EXISTING RESTAURANT (LA CHOZA DE DON CHE CHE) at 1558 North Eastern Avenue (APN: 139-25-101-020), C-2 (General Commercial) Zone, Ward 5 (Weekly).
48. SUP-2734 - LINDA J HANEY ON BEHALF OF GREAT AMERICAN PLAZA, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR SECONDHAND SALES (Clothing) at 8320 West Sahara Avenue, Suite #160 (APN: 163-04-416-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).
49. SUP-2740 - PROSPER SAMUEL MINTZ - Request for a Special Use Permit FOR MOTORCYCLE/MOTOR SCOOTER SALES AND FOR A WAIVER TO THE MINIMUM 7,000 SQUARE FOOT BUILDING SIZE at 6040 West Sahara Avenue (APN: 163-01-401-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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50. SUP-2758 - REAGAN NATIONAL ADVERTISING ON BEHALF OF COG III, LIMITED - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1110 South Rainbow Boulevard (APN: 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
51. SUP-2759 - REAGAN NATIONAL ADVERTISING ON BEHALF OF WILLIAM P MIGUEL, ET AL - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 789 North Nellis Boulevard (APN: 140-29-802-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
52. SUP-2760 - REAGAN NATIONAL ADVERTISING ON BEHALF OF WILLIAM P MIGUEL, ET AL - Request for a Special Use Permit FOR A 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE 50 FEET TALL WHERE 40 FEET IS THE MAXIMUM ALLOWED UNLESS THE DISPLAY SURFACE IS OBSCURED FROM VIEW at 745 North Nellis Boulevard (APN: 140-29-802-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
53. SUP-2768 - HEE SEUNG JUNG ON BEHALF OF VILLAGE SQUARE LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 9410 West Sahara Avenue, Suite #150 (APN: 163-06-816-035), C-1 (Limited Commercial) Zone, Ward 2 (McDonald).
54. SUP-2787 - WEST COAST FINANCIAL GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF PINE DEVELOPMENT, INC. - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED (PAY DAY LOAN SERVICE) at 604 North Rainbow Boulevard (APN: 138-26-301-004), C-1 (Limited Commercial) Zone, Ward 2 (McDonald).
55. SUP-2794 - BOCA PARK MARKETPLACE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB (GRAND MARLIN) at 8800 West Charleston Boulevard, Suite #8 (APN: 138-32-412-028), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (McDonald).

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56. SDR-2675 - CIMARRON-HAMRICK, LIMITED LIABILITY COMPANY ON BEHALF OF CIMARRON-FRONTAGE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 30,376 SQUARE FOOT OFFICE BUILDING IN CONJUNCTION WITH A COMMERCIAL DEVELOPMENT adjacent to the southeast corner of Cimarron Road and Deer Springs Way (a portion of APN: 125-21-710-003), T-C (Town Center) Zone, Ward 6 (Mack).
57. SDR-2766 - ROOHANI RUSTAM & SHAHAZ TRUST - Request for a Site Development Plan Review FOR A PROPOSED 10,500 SQUARE FOOT RETAIL BUILDING AND FOR A REDUCTION IN PERIMETER AND PARKING LOT LANDSCAPING on 0.92 acres adjacent to North Lamb Boulevard, approximately 140 feet north of East Bonanza Road (APN: 140-30-803-009), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).
58. SDR-2783 - LAS CAL CORPORATION ON BEHALF OF REK INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR TWO RESTAURANT PAD SITES WITH DRIVE-THROUGHS AND A REDUCTION OF THE PARKING LOT LANDSCAPE STANDARDS on a portion of 1.83 acres adjacent to the east side of Durango Drive, approximately 650 feet north of Cheyenne Avenue (APN: 138-09-401-018), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).
59. SDR-2784 - PAUL KELLOGG ON BEHALF OF AQUARIUS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 12,103 SQUARE FOOT OFFICE BUILDING on a portion of 2.18 acres adjacent to the southwest corner of Charleston Boulevard and Fourth Street (APN: 162-03-115-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
60. ROC-2788 - PERMA-BILT HOMES ON BEHALF OF LM LAS VEGAS, LIMITED LIABILITY COMPANY - Request for a Review of Condition No. 5 of an approved Site Development Plan Review (SDR-1336) TO MODIFY THE SETBACK REQUIREMENTS to include a 14-foot front yard setback FOR SIDE-LOADED GARAGES IN AN APPROVED RESIDENTIAL DEVELOPMENT on 20.16 acres adjacent to the southeast corner of Grand Canyon Drive and Elkhorn Road (APN: 125-19-501-001, 002, 003, 004 and 005), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

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61. MSP-2763 - FIRST AMERICAN EQUITIES ON BEHALF OF RONALD J. RICHARDSON - Request for a Master Sign Plan FOR AN APPROVED RETAIL BUILDING (AUTOZONE) adjacent to the west side of Lamb Boulevard, approximately 570 feet south of Washington Avenue (APN: 140-30-701-014), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
62. MSP-2764 - FIRST AMERICAN EQUITIES ON BEHALF OF RONALD J. RICHARDSON - Request for a Master Sign Plan FOR AN APPROVED RETAIL BUILDING (FAMILY DOLLAR) adjacent to the west side of Lamb Boulevard, approximately 500 feet south of Washington Avenue (APN: 140-30-701-013), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
63. MSP-2804 - RAJESH PATEL ON BEHALF OF SUERTE CORPORATION - Request for a Master Sign Plan FOR AN EXISTING MOTEL DEVELOPMENT at 700 Fremont Street (APN: 139-34-612-006), C-2 (General Commercial) Zone, Ward 5 (Weekly).
64. VAC-2680 - PERMA-BILT HOMES - Request for a petition to Vacate portions of the Shadow Peak Street cul-de-sac generally located 1,000 feet north of West Gowan Road, Ward 4 (Brown).
65. VAC-2738 - AVANTE HOMES - Request for a Petition to Vacate a portion of North Campbell Road extending 158 feet southerly from the Log Cabin Way Alignment, Ward 6 (Mack).
66. VAC-2743 - STANPARK HOMES - Petition to Vacate U.S. Government Patent Easements generally located north of Gilcrease Avenue, south of Grand Teton Drive, east of Grand Canyon Drive, and west of Tee Pee Lane, Ward 6 (Mack).
67. VAC-2749 - L M LAS VEGAS, LIMITED LIABILITY COMPANY - Petition to Vacate a portion of a public sewer and drainage easement generally located at the intersection of Parkmoor Avenue and Fern Meadow Street, Ward 6 (Mack).

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68. VAC-2752 - PECCOLE NEVADA CORPORATION - Petition to Vacate a twenty-foot wide public drainage easement generally located on the northeast corner of North Hualapai Way and West Sahara Avenue, Ward 2 (McDonald).

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.